

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 20795

The following does not represent a verbatim record of the proceedings of this meeting.

Thursday, February 8, 2018
7:00 p.m.

Beechville Lakeside Timberlea Sr. Elementary School

STAFF IN

ATTENDANCE: Melissa Eavis, Planner, HRM Planning and Development
Iain Grant, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE: Councillor Richard Zurawski, District 12
Jenifer Tsang, Sunrose Land Use Consulting

PUBLIC IN

ATTENDANCE: Approximately 20

The meeting commenced at approximately 7:00 p.m.

1. Call to order, purpose of meeting – Melissa Eavis

Ms. Eavis is the Planner and Facilitator for the application and introduced the area Councillor, the applicant and staff members.

Case 20795 - Application by Sunrose Land Use Consulting, on behalf of Parkdale Developments Limited, to re-zone and enter into a development agreement on lands partially fronting St. Margarets Bay Road and Raines Mill Road, Lakeside to allow 39 single unit dwellings and a 39 unit residential building.

The purpose of the Public Information Meeting (PIM) is to:

- identify the proposal site and highlight the proposal;
- give the applicant an opportunity to present the proposal; and
- receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application.

No decisions are made at the PIM or have been made up to this point.

2. Presentation of Proposal – Melissa Eavis

Ms. Eavis presented the proposal for lands partially fronting St. Margarets Bay Road and Raines Mill Road, Lakeside:

- Site context and photos from various directions;
- Site plan: total of 78 units (39 single unit dwellings/39 multi-unit building), a public park, and a walkway connecting a cul-de-sac to Raines Mill Road; and
- Within the Timberlea Lakeside Beechville Municipal Planning Strategy and Land Use By-law: R-1 (Single Unit Dwelling) Zone, designated Urban Residential (allows Council to

consider other residential uses), being considered under the CDD (Comprehensive Development District).

Presentation of Proposal – Jenifer Tsang, Sunrose Land Use Consulting

Ms. Tsang presented:

- 39 singles (R-0 or smaller lots with narrowing frontage in exchange for a larger non-disturbance buffer area) with cul-de-sac on a 14 acre parcel;
- 39 unit apartment building with under/above ground parking;
- two accesses [primary (still in discussions with HRM) and emergency access at end of cul-de-sac (also serve as a walkway)];
- ideal for infill development (vacant pocket of land surrounded by development with water and sewer, road network maintained)
- policy specifies 50% as single unit dwellings, 50% multiples
- density (5.5 units/acre)

3. Questions and Comments

Brian McNutt, Boylan Lane would like to trust that this proposal cannot be changed once approved. In 2010, the property owners were not able to sell two lots. How will they sell 39? **Ms. Eavis** – The development will be under a development agreement; therefore, any amendments would have to go through a public process. **Ms. Tsang** – Regional Council would have to approve a policy change in order to do anything other than CDD.

Mr. McNutt – Is the walking trail considered another exit? **Ms. Eavis** – It is proposed as a pedestrian walkway/emergency access, but still under review by HRM staff.

Mr. McNutt - Referring to the proposed home at the end of the access to Raines Mill Road, there are lower power lines present that will cause a safety issue if not raised or moved. A park is more desirable in that area. **Ms. Tsang** - Once the development agreement is approved, the property owner has to abide by the attached site plan. Policy would have to be met in order to amend the agreement, public consultation would be required and surrounding uses need to be considered. Discussions with HRM are ongoing regarding ownership and maintenance of the dark green parkland shown on the site plan.

Mr. McNutt is convinced the three lots to the left of the site plan will have driveways. **Ms Tsang** – Any changes would be seen at the public hearing, but driveways to Raines Mill Road would be long and cumbersome. The engineers determine the best placement of a driveway. It is not uncommon to have flag lots (access the back of lots away from a street). Municipalities allow them to avoid building more infrastructure and cutting trees.

Mr. McNutt is concerned that any dark green area within a parcel of land could be disturbed by the property owner. **Ms. Eavis** could include a clause in the development agreement regarding the buffer areas as non-disturbance areas.

Lisa Miller, Boylan Lane is concerned that the flooding will increase due to clearing trees. What measures will be put in place to avoid water runoff and construction debris flowing from the proposed site considering the elevation difference? Asked for clarification regarding the buffer zones. **Ms. Eavis** – Halifax Water does require the developer to balance their pre and post development stormwater flow which is dealt with through the subdivision plan. In terms of the buffering, the buffer zone would be owned by a property owner if included within the property line but it is considered a non-disturbance area.

Heather Northorp, Raines Mill Road has grave concerns about the buffer zone behind their

property. It's been clear since before moving in and poses a privacy issue. Road maintenance is also a concern because of the current drainage issues. Clearcutting will make it worse.

Keith Ayling, Masthead News – How many storeys is the proposed apartment building? Where is the access to the trails? Has a traffic study been done? **Ms. Tsang** – The building will be four storeys. Providing access to the trails is not possible. A traffic study and addendum were submitted to HRM which are available. **Ms. Eavis** – The traffic study is still under review by HRM engineering and traffic.

Mary Cook, Raines Mill Road is concerned that the cutting of trees will increase the existing water damage to their property, additional traffic (safety issue in general plus a daycare in the area) and the apartment building (previous break-ins). **Ms Eavis** – The crosswalk issue has been forwarded to HRM Traffic to see if it is a viable option. A traffic signal is not warranted at this intersection.

Steve Schwartz, Boylan Lane has concerns regarding water runoff as their backyard already floods due to the construction of homes on Boylan Lane. Something needs to be in place to help the residents of Boylan Lane before any proposal proceeds. How big are the proposed lot sizes? How much for apartment rentals? Will the flag lots be paved or be like a private lane? If approved, when would development begin? **Ms. Tsang** – The lots will average about 34' wide x 120' deep. In regards to rent, the information is not available. The flag lot driveway would probably be paved and could be stated so in the development agreement. The process and the beginning of development would realistically be about 1½ to 2 years.

Ryan MacInnis, Boylan Lane – Drainage in front of the lots on Boylan Lane is so poorly graded that nothing goes in the catch basins, it just sits. The buffer shown on the site plan behind their lot is cleared (tall grass in the summer time) and a 40 foot cliff. Blasting to build a house is a concern. **M. Sooriyakumaran** – Some blasting will take place but would improve the water runoff. **Ms. Tsang** will get back to Mr. MacInnis on the elevations. Buffer lines would be well marked for development crews. The applicant will have a closer look at areas marked as buffers currently without trees and look at Mr. MacInnis' property to determine if maybe some vegetation needs to be added to stabilize the ground. The water drainage will improve because in a subdivision, water runoff is required to drain away from the lot towards the street and HRM requires proof of pre and post development stormwater flow. **Mr. MacInnis** – That should have been done when Boylan Lane was developed in 2010. **Ms. Eavis** will contact the HRM Engineer to see if water drainage on Boylan Lane is a municipal or civil issue.

Mr. McNutt is upset that new subdivisions have paved roads and after 20 years of paying taxes, Raines Mill Road is still a dirt road. Drainage issues would improve if it was paved. Dirt piling up in the ditches and culverts restrict the water from draining properly. The water runoff from the proposed development will divert to Raines Mill Road causing further drainage damage. Also, the nearby lake will be polluted due to the drainage.

Ms. Northorp – Residents of Raines Mill Road have been fighting since 1990 for maintenance. The dirt pushed off the road impedes drainage. The problems will increase when clearcutting begins from the proposed development.

Councillor Zurawski can relate to the water concerns as water damage has happened to their home due to new development nearby. Have hydrogeological studies been done? Especially concerning because of the water drainage problems that already exist in the area. **Ms. Tsang** – They are not required for this proposal because the site is serviced with municipal water and sewer. **Councillor Zurawski** would like to see a hydrogeological study done to ensure these things are being addressed.

Debbie Awalt, Hamilton Street is concerned about the increase of traffic (impossible to cross

the street) and the apartment building. There is a daycare across the street. Travel times and accidents will increase.

Dorothy Boylan, Raines Mill Road – The present ditches are not cleaned; therefore, water runoff has nowhere to go and pools on the road.

Chris Morash, Oliver Street/Owner of Beechtree Academy Daycare, is in favour of proposal but the water and traffic issues have to be taken into consideration. Why did their proposal, four years ago, have to move the location of the driveway (in the same area as this proposal)? Children from the daycare have to dash across the road to access the sidewalk on the other side of the street. Wait times to turn left towards Timberlea from the daycare will increase (there is a blind crest there as well).

Ms. Northorp – Schools currently at capacity have to be taken into consideration. **Ms. Eavis** will circulate to HRSB.

4. Closing Comments – Melissa Eavis

Ms. Eavis thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 7:56 p.m.